



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Report

**Date:** November 15, 2013

**Project Name:** *Galaxy 15 Cinema*

**Subject:** Site Plan Approval

### Location of Subject Property

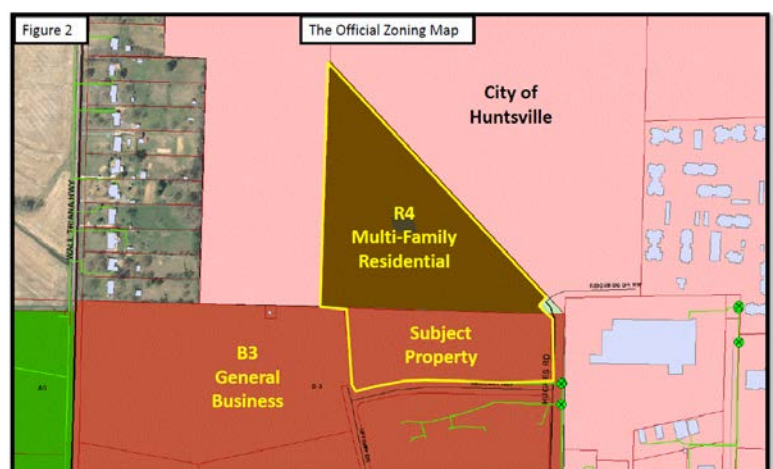
The subject property is located north of US Highway 72, east of Wall-Triana Highway and immediately west of Hughes Road. The property is immediately north of Brogan Drive.

### Background

The applicant is Cinema Management Group, Inc., the property owner is Don Spencer Jr. and the design group is Rymeg Consulting Group.

The subject property and the adjoining properties to the west and south are zoned *B-3, General Business*. The property to the north is zoned *R-4, Multi-Family Residential* and the property to the east is located in the *City of Huntsville*.

In September of 2013, the Planning Commission approved a certified plat for *Spencer Place, Phase III*. The certified plat divided the property into two (2) lots and one (1) tract for the purpose of preparing the two (2) lots for sale. The subject property is identified as *Lot 1, Spencer Place, Phase III*. On *Figure 3*, the exterior boundaries of the subdivision are outlined in yellow and the boundaries of the subject property (Lot 1) are shown in red.



### Applicant's Request

The applicant is requesting approval to construct a 39,287 square foot movie theater on *Lot 1 of Spencer Place, Phase III*. The layout of the building and off-street parking facility is shown on *Figure 4*. The elevation of the proposed movie theater is shown in *Figure 5*.

### Staff Recommendation

Staff and the Technical Review Committee recommend approval of the site plan for *Galaxy 15 Cinemas* with the following contingencies:

1. Cover Sheet: Delete the words "and building" form the Planning Department Certificate
2. Architectural Elevations must be approved by Planning Director prior to site plan approval
3. Lighting plan has one light in the middle of a parking space
4. The sign is shown in the detention basin. Is that intentional? It should likely be moved to the landscape bed to the west, but we will work on that
5. Add note: Landscaping to be installed by licensed landscape contractor
6. Plant material on plan should be shown at approximate planting and mature sizes
7. Add pampas grass to detention area at NW corner
8. Reconfigure planting bed at SE corner to incorporate sign
9. Does cut-fill balance
10. Show all fire hydrants within the extent of the plan
11. Show location of FDC and PIV

